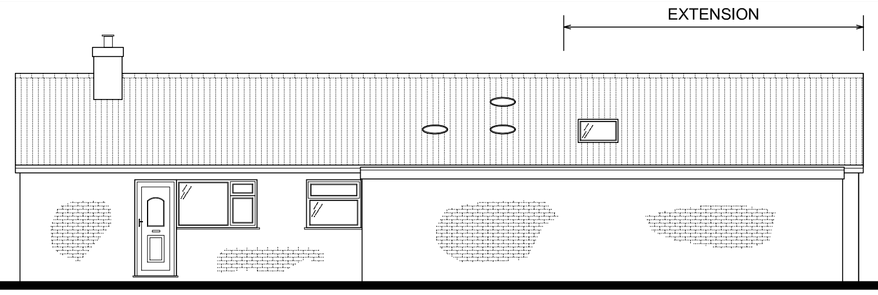
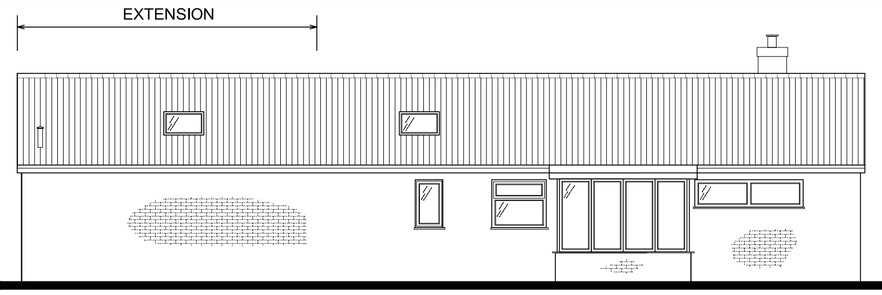
Front



Side

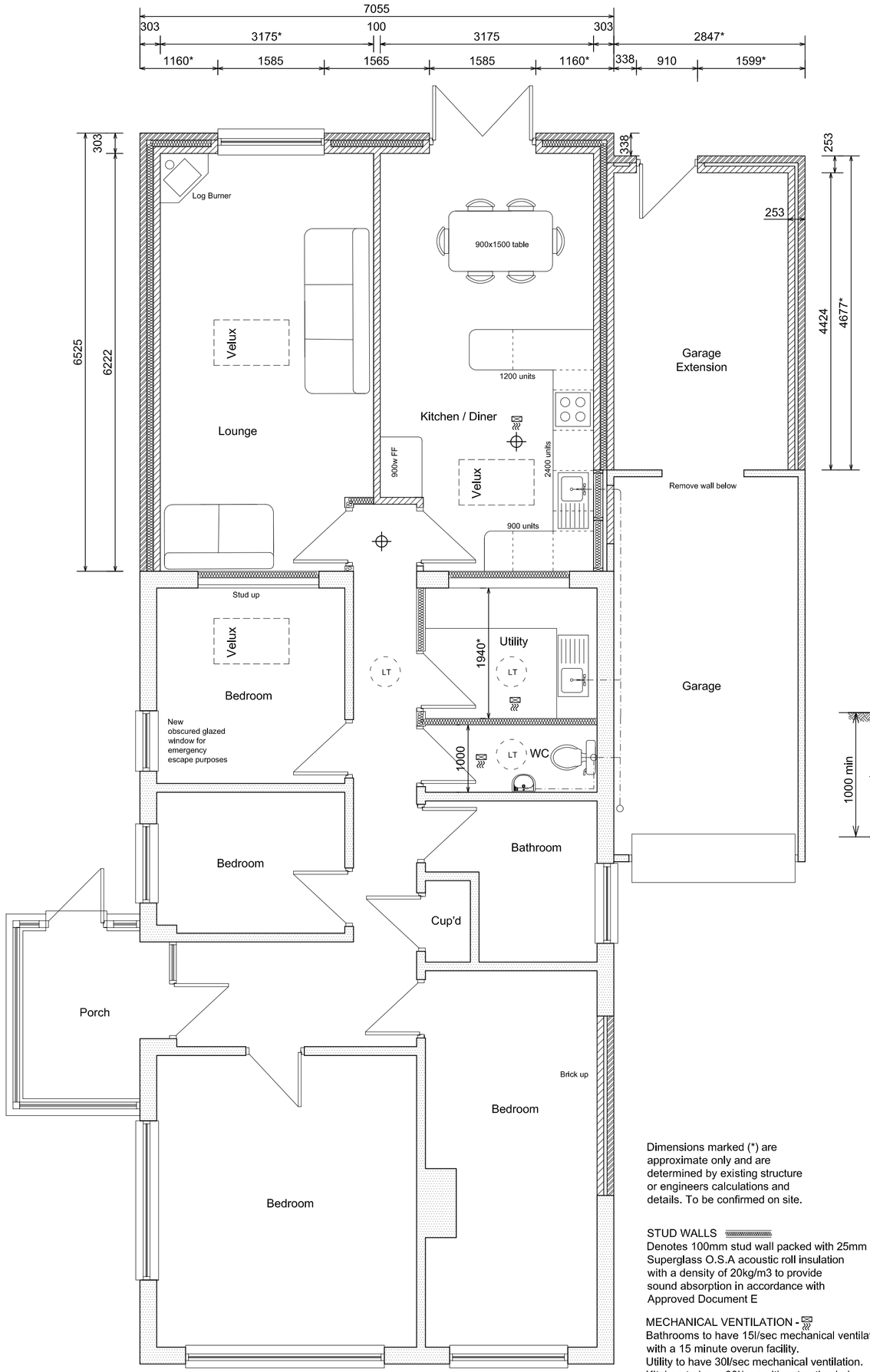


Side

Rear

Proposed Elevations

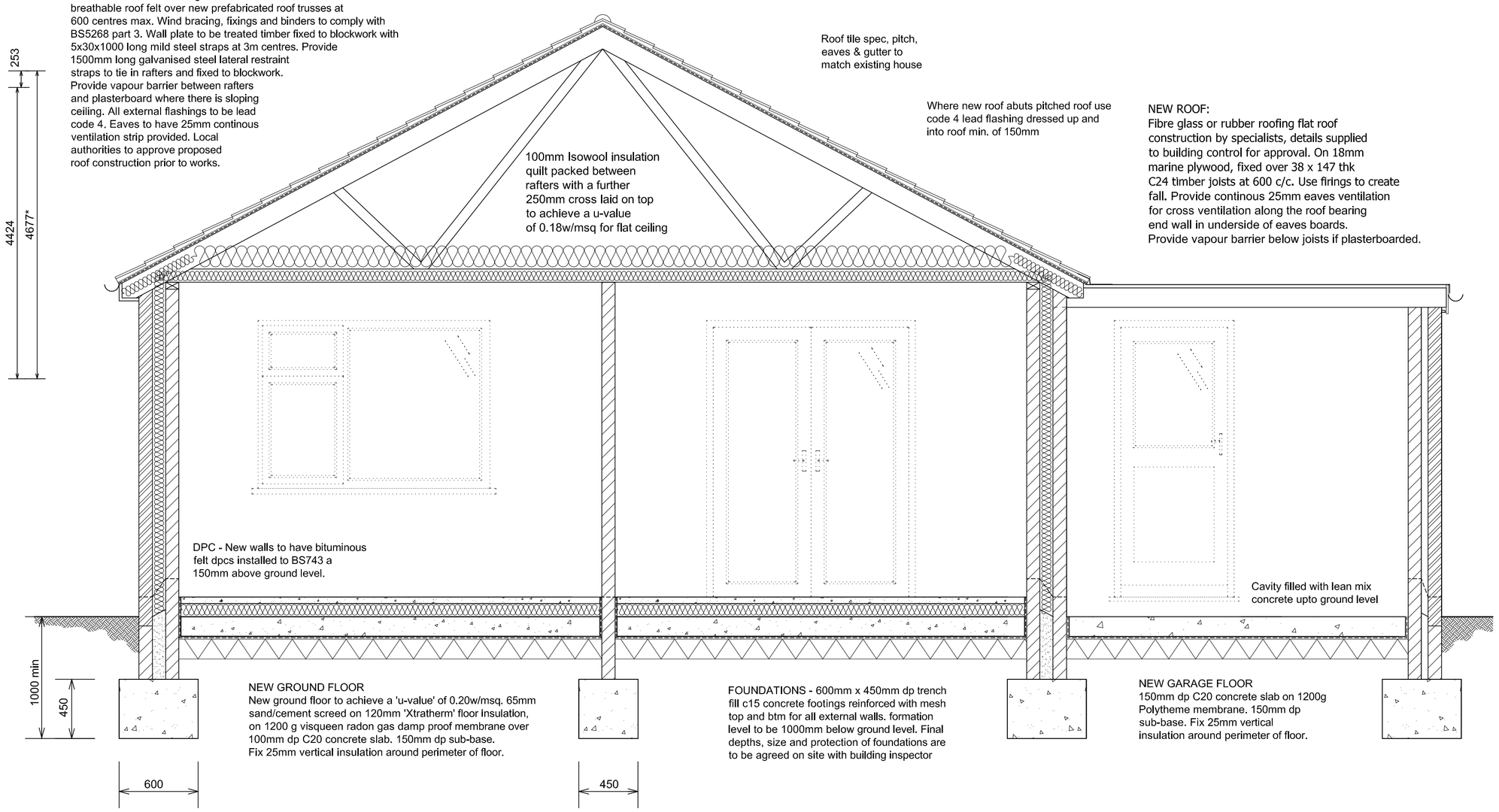
(SCALE 1:100)



Proposed Ground Floor Plan

(SCALE 1:50)

NEW GABLE ROOF -
New roofs to be designed by specialist in conjunction with on site measuring of existing and new structure.
(use these drawings as guideline only, do not scale this drawing).
Roof tiles to match existing fixed on tanalised timber battens on breathable roof felt over new prefabricated roof trusses at 600 centres max. Wind bracing, fixings and binders to comply with BS5268 part 3. Wall plate to be treated timber fixed to blockwork with 5x30x1000 long mild steel straps at 3m centres. Provide 1500mm long galvanised steel lateral restraint straps to tie in rafters and fixed to blockwork.
Provide vapour barrier between rafters and plasterboard where there is sloping ceiling. All external flashings to be lead code 4. Eaves to have 25mm continous ventilation strip provided. Local authorities to approve proposed roof construction prior to works.



NEW ROOF:
Fibre glass or rubber roofing flat roof construction by specialists, details supplied to building control for approval. On 18mm marine plywood, fixed over 38 x 147 thk C24 timber joists at 600 c/c. Use firings to create fall. Provide continous 25mm eaves ventilation for cross ventilation along the roof bearing end wall in underside of eaves boards.
Provide vapour barrier below joists if plasterboarded.

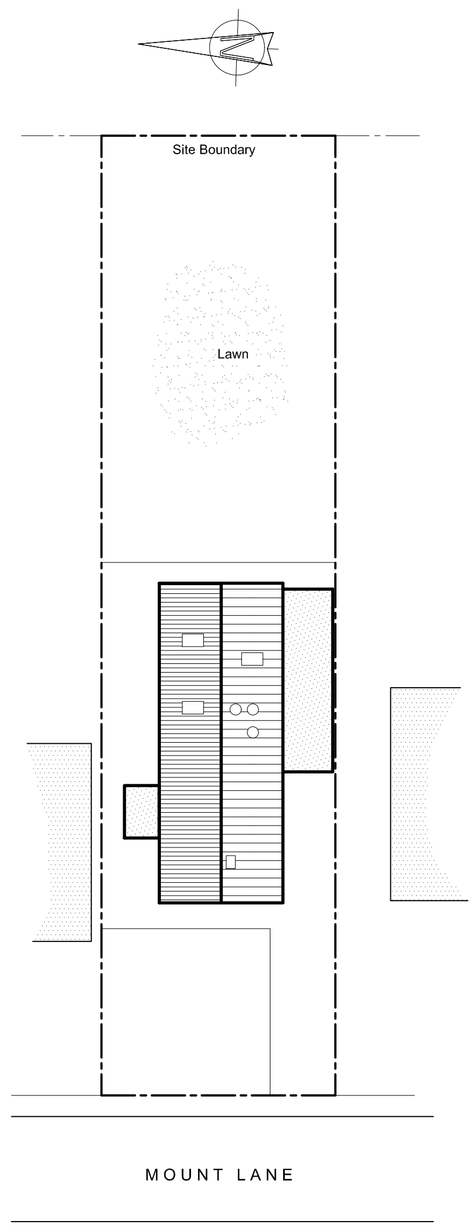
NEW GROUND FLOOR
New ground floor to achieve a 'u-value' of 0.20w/msq. 65mm sand/cement screed on 120mm 'Xtratherm' floor insulation, on 1200 g visqueen radon gas damp proof membrane over 100mm dp C20 concrete slab. 150mm dp sub-base.
Fix 25mm vertical insulation around perimeter of floor.

FOUNDATIONS - 600mm x 450mm dp trench fill c15 concrete footings reinforced with mesh top and btm for all external walls. formation level to be 1000mm below ground level. Final depths, size and protection of foundations are to be agreed on site with building inspector

NEW GARAGE FLOOR
150mm dp C20 concrete slab on 1200g Polytheme membrane. 150mm dp sub-base. Fix 25mm vertical insulation around perimeter of floor.

Typical Section A-A through Extension

scale 1:25)



Proposed Block Plan

(SCALE 1:250)

Dimensions marked (*) are approximate only and are determined by existing structure or engineers calculations and details. To be confirmed on site.

STUD WALLS
Denotes 100mm stud wall packed with 25mm Superglass O.S.A acoustic roll insulation with a density of 20kg/m3 to provide sound absorption in accordance with Approved Document E

MECHANICAL VENTILATION -
Bathrooms to have 15l/sec mechanical ventilation with a 15 minute overun facility.
Utility to have 30l/sec mechanical ventilation.
Kitchen to have 30l/sec with extraction hob.
WCs to have 6l/sec mechanical ventilation.

External openings are designed to brick dimensions. Builder to check that chosen window supplier manufacture standard windows and doors to fit these openings, or modify plans to suit, prior to brick laying commencing

FOUL DRAINAGE NOTES:
DRAINAGE PLAN IS INDICATIVE ONLY, PLUMBING ENGINEER TO INVESTIGATE AND FINALISE THE PLAN FOR MOST EFFECTIVE SYSTEM
External pipework to be Hepsleeve, and can be 100mmØ inlet to a manhole connection, 150mm Ø outlet from any manhole with multi inlets. Tops of pipe connections into manholes to be level.
External pipework laid between maximum fall of 1:40 and minimum fall of 1:80.
Connections into manholes to be 90 degrees or greater to the outlet pipe.
All pipes that pass through walls to have 75mm precast concrete lintels over.
Opening in walls to be masked all round with rigid sheet.
All pipes positioned under buildings, roads or driveways to be encased in 150mm of concrete, others to be surrounded by 150mm of pea gravel.
Any SVP stacks not vented to fresh air are to be fitted with air admittance valves.
Internal waste: 32mm Dia & anti syphon traps to sinks, 40mm Dia for baths and showers, 100mm Dia for WC's, with 75mm traps.

NOTE - Do not scale this drawing. All proposed works, materials and components are to comply with latest building regulations and installed to manufacturers instructions. All dimensions are to be checked on site before works. This drawing is guideline only and not a finalised engineers / construction plan.

BEDROOM WINDOWS
At least one new window per bedroom at should be provided with an unobstructed openable area that is at least 0.33m2 and at 450mm high and 450mm wide. The bottom of the openable area should be a minimum of 800mm from floor level and not be more than 1100mm from the floor level, in accordance with Approved Document B.

NEW EXTERNAL WALLS
To be 102.5mm brickwork to best match existing, 100mm cavity packed with isowool, and 100mm lightweight blockwork inner leaf to acheive a u value of 0.28w/m2.
Cavities are to be closed at jambs and cills with damp proof course and cavity closers. Steel wall ties are to be provided at 750c/c horizontally, 450c/c vertically and 225c/c at openings.
5x30 mild steel anchor straps are to be installed at rafter level at 1200c/c maximum and fixed to blockwork and across 3 rafters.
Where new wall abuts existing provide vertical dpc and use expamet wall starters.

UPVC DOORS & WINDOWS -
Glazing to achieve a u-value of 1.6w/msq.
New windows to have 8000m sq trickle vents.
Any glazing on doors or below 800mm from fll to be fitted with safety glass to BS6202.
The ventilation to the windows of the habitable rooms must be at least 1/20th of the floor areas.

RAINWATER DRAINAGE -
Gutterring and rain water pipes to be pvcu to match existing.
Discharge pipes to be 100mm pipes laid to a fall of 1:40 running to soakaways a min of 5 metres from any new or existing structure in accordance with Approved Document H.
Soakaway positions to be agreed with Building Inspector on site.
Soakaways to be designed to bre digest 365 following a percolation test.

SMOKE ALARM (heat alarm in kitchen) - Indicated thus - to be mains operated to BS5446:part 1 and installed in accordance with paragraphs 1.8 seq. of approved document B, reg b1. smoke / heat alarms are to be interconnected on one circuit to existing alarms.

LIGHTING
Ensure all luminaires to be fitted with lowenergy lamps - but these can be any type of low-energy lamp provided their luminous efficacy meets the 45 lm/W requirement.
Any external light capacity should not be more than 100 lamp-Watts and that they should be automatically controlled to switch off when not required (such as operation by a movement sensor) and fitted with a daylight sensor.

ELECTRICAL WORK - All electrical work to comply with part P requiring the appropriate installation certificate (BS7671), and tested and inspected by an electrician qualified to do so.
Switches and sockets are to be placed between 450mm and 1200mm from floor level.

WAYNE ISZATT
ARCHITECTURAL DRAUGHTING SERVICE
Tel: 07972 696872 email: architectslincolnshire@gmail.com

CLIENT:
Mr and Mrs Statham

PROJECT:
Proposed single Storey Rear Extension, 61 Mount lane, Kirkby La Thorpe. NG34 9NR

DRG TITLE:
PROPOSED
Plans and Elevations

DATE:	SCALE:
OCT 20	AS STATED AT A1

DRG No.:	DRAWN BY:
20-1209-02	WI